

**NORTH PARK REDEVELOPMENT
PROJECT AREA COMMITTEE (PAC)
SPECIAL MEETING MINUTES**

Sunday, May 23, 2010

North Park Main Street Office, 3076 University Avenue, San Diego, CA 92104

Comments and PAC actions relating to items on today's agenda are noted herein.

I. ROLL CALL & INTRODUCTIONS

The chair convened the meeting at 11:25 p.m. at Heaven Sent Desserts as the Main Street office was not available. Notice of relocation was posted.

Kirsten Clemons	Present	Judi O'Boyle	Present
Patrick Edwards	Present	Lachlan Oliver	Present
Don Leichtling	Present	Robert Steppke	Absent
Roger Lewis	Present	Mark Stern	Present
Valerie Loy	Present	James Tinsky	Present
Lucky Morrison	Present	Mary Wilkerson	Present

II. ADOPTION OF AGENDA

Motion (Leichtling/Stern): *To adopt the agenda as presented.*

Passed (11-0-0)

III. PUBLIC COMMENT

None.

IV. CHAIR'S REPORT

None.

V. ACTION/DISCUSSION ITEMS

A. Introduction to Redevelopment

Michael Lengyel introduced a power point comprehensive presentation on the purview, requirements, constraints, and operational procedures of the Project Area Committee. The presentation reviewed the types of blighting conditions, physical, and economic. It concluded with an overview of all projects both commercial and housing related completed or in the pipeline. Hard copy of the power point presentation is available from the redevelopment offices as a more detailed account in addition to these minutes.

Lengyel opened stating California was among the earliest states to introduce Tax Increment Financing in the 1950's and explained that project areas have requirements to meet and tools to use. Three tools detailed are the taking of property under a process called 'eminent domain', another is the conveyance of property to private concerns, and the final is financing on the tax increment. 'Eminent Domain' taking has been utilized twice in the NP project area. The 'base' of area property tax was set (frozen) in the North Park Project Area in 1997. That base assessment was \$423M, today it is over \$1B.

Discussion: Members talked of establishing a process whereby the PAC is informed of impending/proposed development within the project area we would otherwise not learn

of because the project is not requesting project area assistance. The PAC considers this important to provide a means of being able to offer comments on design and other facets that are in keeping with the project area implementation plan and design and uses within the project area.

B. PAC Meeting Format and Process

Chair Clemons passed out hard copy of meeting guidelines reiterating the following; 1) meetings will start promptly at 6 pm, 2) public comment limited to 3 minutes. 3) action/discussion items comments will be taken first from the public before coming to committee members, 4) on action/discussion items members encouraged to limit comments to 3 minutes, 5) members do not speak before being recognized, 6) members to utilize motion slips.

Discussion: Suggested that motion process be of a more consensus building construct lead by the chair.

C. PAC Organization and Scope

Lengyel expressed his focus on trying to provide information to the PAC while remaining neutral in the discussions unless expressly asked to explain an agency position. Chair Clemons asked for input on ideas or areas to continue or improve relationship between the PAC and agency. There was substantive discussion of the meeting minutes process and general consensus was in favor of the PAC's current responsibility of taking minutes as a means of fostering ownership and providing better representation of discussions and actions. Stern to provide a list of suggestions for modifications to the city's redevelopment website to the agency.

D. Review/Discussion of PAC Bylaws

Copies of the bylaws were provided to members and a brief review of them took place with comments clarifying the policy on filling vacancies and absences. Oliver asked about the existence of meeting control mechanisms in the face of unruly behavior. The 'Meeting Conduct' section was reviewed. Discussion also of how to better disseminate to the community information about the project area and especially the programs currently being offered. PAC agreed to the formation of ad-hoc committee to review the bylaws to be comprised of Stern, Oliver, Wilkerson, and possibly O'Boyle contingent upon Stepke's involvement.

E. Review/Discussion of PAC Housing Policy

A copy of the housing policy recommendations was provided to the PAC. Lewis provided an overview on the 5 year history of the housing policy, its purpose and goals and asked the PAC to consider whether there was a desire or need to review and reconsider aspects of this policy.

Discussion on the amount of profit/equity gained upon sale of an affordable unit over a long term of residence took place. It was clarified that there is profit but that it is prorated to the amount/percentage of individual equity invested in the affordable unit. Discussion occurred about establishing a program to help subsidize multi-residential unit improvements. The chair chose to agendaize discussion of this issue at a future regular meeting and the PAC choose to accept the current policy for this term of the board

VI. ADJOURNMENT

Motion (Oliver/Stern): *To adjourn at 2:10 pm.*

Passed (11-0-0)